

PROPOSED REVISIONS TO THE DRAFT TITLES 16 AND 17

Section 17.05.080 – Notice of Application

A. Timing. Within fourteen days of issuing a letter of completeness under Section 17.05.070, the county shall issue a notice of application for all applications that require public notice per Table 17.05-1 of this section. ~~In cases where an open public record hearing will be held, The~~ notice of application and the SEPA threshold determination shall be issued at least fifteen days prior to the date of a decision or a public hearing.

B. Content. The notice shall be dated and shall include, but not be limited to, the information required in RCW 36.70B.110(2) as hereafter amended.

C. Distribution.

1. Mailing. The director shall mail a copy of notices of application and hearings to:

a. The applicant and the applicant's representative. Electronic mailing may be used.

b. Owners of property within a radius of five hundred feet of the property which is the subject of the application, provided that an expanded radius shall be required for Master Planned Industrial Developments per RCW 36.70A.367(3)(k).

i. The department shall use the records of the Lewis County assessor's office for determining the address of all of the owner(s) of record within the appropriate radius.

ii. Failure of a property owner to receive notice shall not affect the decision if the notice was sent in accordance with this subsection. A certificate or affidavit of mailing shall be evidence that notice was properly mailed to parties listed or referenced in the certificate.

~~ii. If the applicant also owns property adjoining or across a right-of-way or easement from the property that is the subject of the application, notice shall be mailed to owners of the property within the radius of the edge of that property as provided in this subsection.~~

c. County departments, and agencies with jurisdiction, including tribal governments.

d. Community groups or local governments that the administrator may identify as having an interest in the proposal.

- e. Other persons who request such notice in writing.
2. Publication. When required per Table 17.05-1, the department shall publish a summary of the notice in a newspaper of general circulation, including the date, time and place of the proposed hearing, the nature and location of the proposal and instructions for obtaining further information.
3. Posting. When required per Table 17.05-1, the department shall place a notice sign(s) on the project site property at least fifteen days before the hearing. These signs should be that is clearly visible and readily readable from each right-of-way that provides primary vehicular access to the subject property. Where the administrator considers a sign to be posted on the project site to be insufficient in itself to provide notice of the application, the administrator may require that additional signs be placed at strategic locations to promote public awareness of the proposal. The county shall remove and properly dispose of the notices after the hearing a decision on the project.
- a. At minimum, the public notice sign(s) shall state the date, time, and place of the hearing; the nature and location of the proposal; and instructions for obtaining further information and, if applicable, the date, time, and place of the public hearing.
- b. At least two days before the any hearing, the person responsible for posting the sign shall execute and submit an affidavit to the review authority certifying where and when the sign notices were posted.
4. For notices that are required to be mailed pursuant to this chapter, the department may substitute a postcard notification that includes a short summary of information and provides the recipient with instructions regarding obtaining a complete notice either electronically or in person.